

**AGENDA MEMO**

CITY COUNCIL MEETING DATE: JUNE 6, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-21299 - APPLICANT: TANEY ENGINEERING - OWNER:  
BARBARA L. FARMANALI

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:** APPROVAL, subject to:

**Planning and Development**

1. This Variance (VAR-6276) shall expire on June 1, 2009 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Variance (VAR-6276) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for an Extension of Time of an approved Variance (VAR-6276) to allow an R-PD (Residential Planned Development) Zoning District on 1.79 acres where 5.00 acres is the minimum required adjacent to the north side of Centennial Parkway, approximately 310 feet east of Leon Avenue.

This is the first extension of time request for the subject Variance. The applicant has submitted a Tentative Map (TMP-21161) application that will be heard subsequent to this application, if approved. The applicant submitted a new Site Development Plan Review (SDR-17727) and Rezoning (ZON-18196) that were approved on 03/07/07. The extension of the Variance would be required in order for this project to move forward based on the size of the subject property. Approval of this request is recommended with a two year extension.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
06/01/05 *	The City Council approved a Rezoning (ZON-6274) of the subject property to R-PD4 (Residential Planned Development – 4 Units per Acre) and a Variance (VAR-6276) in the minimum area for formation of a R-PD zoning district, and a Site Development Plan Review (SDR-6275) for an 8-lot single-family subdivision. A related Waiver to Title 18 Standards (WVR-6277) was withdrawn without prejudice. The Planning Commission recommended approval of all items, including the Waiver on 04/28/05. Staff recommended denial of all items.
03/07/07	The City Council approved a Rezoning (ZON-18196) of the subject property to R-PD4 (Residential Planned Development – 4 Units per Acre) and a Site Development Plan Review (SDR-17727) for an 8-lot single-family subdivision. The Planning Commission and staff recommended approval of both items.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no permits or licenses related to this application.	
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required, nor was one held.	

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	2.18
Net Acres	1.79

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	L (Low Density Residential)	R-E (Residence Estates) under Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units per Acre)
North	Undeveloped  Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)  R-E (Residence Estates)
South	Right-of-Way	Right-of-way	Right-of-way
East	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>		X	
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>			
R-PD Residential Planned Development District	X		N*
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>	X		N**
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

## ANALYSIS

\* The subject property is designated as R-PD4 (Residential Planned Development – 4 Units per Acre). Per Title 19.06 .040 the R-PD designation requires a minimum site area of five acres. The subject property is 2.18 gross acres. The Variance (VAR-6276), which the applicant is seeking to extend, provides relief from this requirement.

\*\* The subject property is located in a Rural Preservation Overlay District (R-POD). However, the property is exempt from the standards of the R-POD as the property is located within 330 feet of a right-of-way greater than 99 feet in width.

This extension of time is deemed appropriate given the circumstances currently in place regarding the subject property. The applicant is making progress through the approvals of SDR-17727 and ZON-18196, as well as the submittal of a Tentative Map (TMP-21161). Approval of this request is recommended with a two year extension.

## FINDINGS

Approval of the original Variance (VAR-6276) was granted on 06/01/05. This request for an extension of time is deemed appropriate given the circumstances currently occurring on the subject property. Approval of this request is recommended.

<b><u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u></b>	N/A
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<b><u>ASSEMBLY DISTRICT</u></b>	N/A
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<b><u>SENATE DISTRICT</u></b>	N/A
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<b><u>NOTICES MAILED</u></b>	N/A
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<b><u>APPROVALS</u></b>	0
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<b><u>PROTESTS</u></b>	0
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